

*“All the terms & conditions, rights and obligations of the parties as contained hereunder shall be subject to the provisions of Real Estate (Regulation and Development) Act, 2016 and the rules and regulations made thereunder (“Act”) and the exercise of such rights and obligations shall be subject to the provisions of the Act and the rules and regulations made thereunder. Any change so prescribed by the Act shall be deemed to be automatically included in this Allotment Letter and similarly any such provision which is inconsistent or contradictory to the Act shall not have any effect.”*

**ALLOTMENT LETTER ( draft)**

Dated:

To,

[●]

Dear Sir/Madam,

**Allotment of Unit [●] in Tower No.[●](“Unit”), in “[●] at [●]”, REP-01, Greater Noida ( “Project”). RERA Registration No. \_\_\_\_\_ :  
RERA website: [up-rera.in](http://up-rera.in)**

We refer to your Application Form recorded on \_\_\_\_\_ (“**Application Form**”) and are pleased to inform you that we have allotted you the Apartment subject to the following terms and conditions:

- (i) All definitions, terms & conditions set out in your Application Form, including payment schedule and all Annexures annexed to it shall be deemed to have been reproduced hereunder and binding on you.
- (ii) The Cost of Property for the Apartment is mentioned in Annexure I.
- (iii) We acknowledge the receipt of Rs. [●] being part payment of Booking Amount. The balance amount of the Cost of Property shall be paid by you in accordance with the payment schedule as annexed Annexure II, time being the essence of this transaction. The details of the Unit is set out in Annexure III herein.
- (iv) Please note that this allotment of the Apartment is subject to you executing/signing and submitting to us the duplicate copy of the duly signed Allotment Letter within [●] ([●]) days of the date hereof. If we do not receive the duly signed Allotment Letter from you within the timelines mentioned herein, then it shall be deemed that you have accepted the allotment of the Apartment on the terms and conditions as specified in this Allotment Letter.

- (v) Please note that this allotment is further subject to you paying the requisite stamp duty and registration charges and registering the Agreement for Sale within the time period communicated by us in this regard, failing which, we at our sole discretion reserve our right to (i) charge Interest and/or (ii) cancel this Allotment Letter,/ Application Form and forfeit the amounts as per the terms mentioned in the Application Form.
- (vi) Please further note that the Agreement for Sale contains detailed terms and conditions of the sale of the Apartment in your favor. Further, in the event of any contradiction between terms of either of the documents, the terms and conditions embodied in the Agreement for Sale shall prevail.

Thanking you,  
Yours sincerely,

**AR Landcraft LLP**  
**Authorized signatory**

**(Allottee) (Allottee)**

**Annexure I**

**DETAILS OF PRICING**

**Annexure II**

**PAYMENT PLAN**

**Annexure III**  
**DETAILS OF UNIT**

<b>Unit No.</b>	<hr/>	
<b>Area (in square meters)</b>	<b>Carpet Area*</b>	

	<b>Exclusive Areas**</b>	
	<b>Total Area<sup>#</sup></b>	

***\*“Carpet Area” shall mean net usable floor area of the Unit, excluding the area covered by the external walls, areas under services shafts, exclusive balcony or verandah area appurtenant to the Unit for exclusive use of the Applicant and exclusive open terrace area appurtenant to the Unit for exclusive use of the Applicant, but includes the area covered by the internal partition walls of the Unit.***

***\*\*“Exclusive Areas” shall mean exclusive balcony and/or exclusive open terrace and/or exclusive verandah appurtenant to the net usable floor area of the Unit and meant for exclusive use of the Applicant and other areas appurtenant to the Unit for exclusive use of the Applicant.***

***<sup>#</sup>“Total Area” shall mean the Carpet Area and Exclusive Areas collectively.***